This instrument was prepared by:

Kurt V. Beasley
Attorney at Law
P. O. Box 1223
Brentwood, Tennessee 37072

Address New Owner:	Mortgagee:	Map - Parcel No.
William A. Stetar 824 Redwood Drive Nashville, TN 37220	John H. Otey, Jr. 521 Jefferson Street Nashville, Tennessee 37208	82-13-0 Parcel 177

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, paid in cash, and other good and valuable consideration received from the GRANTEES hereinafter named, including the agreement of said GRANTEES to assume and pay the balance of that certain indebtedness which is secured by a lien on the property herein conveyed and is described in the Deed of Trust from TERRY B. MARTIN to KEENE W. BARTLEY, TRUSTEE, of record in Book 7034, page 10, Register's Office for Davidson County, Tennessee. I, TERRY B. MARTIN, a single person, here this day have bargained and sold, and by these presents do transfer and convey unto the said JOSEPH M. STETAR and wife, MARILYN E. STETAR, and WILLIAM A. STETAR and wife, ELISABETH A. STETAR, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

> LAND in Davidson County, Tennessee, being the northerly 47-1/2 feet of Lot No. 111 on the Plan of D.T. McGavock's First Addition, as of record in Book 10, pages 606 to 609, Register's Office for said County.
>
> SAID part of Lot No. 111 fronts 47-1/2 feet on the easterly side of 7th Avenue North, formerly Vine Street, and runs back between parallel lines 175 feet to an alley.
>
> BEING the same property conveyed to Terry B. Martin, by deed from John H. Otey, Jr. and wife, Bettye G. Otey, of record in Book 7034, page 7, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1210 7th Avenue, North, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and I do covenant with the said GRANTEES that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered with the exception of the recorded Deed of Trust at Book 7034, page 10, Register's Office for Davidson County, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed on this the 12 day of June, 1987.

TERRY B. MARTIN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TERRY B. MARTIN, a single person, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained

WITNESS my hand and official seal at Brentwood, Tennessee, this the 12 day of June, 1987.

NOTARY PUBLIC

My Commission Expires: 3/25/90

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration for this transfer is $ 66,500.00.

AFFIANT

Sworn to and subscribed before me this 12 day of June, 1987.

NOTARY PUBLIC

My Commission Expires: 3/25/90

3 0 2 9 6

FIRST TITLE REFERENCE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7273 PAGE 860

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			66500.00- CAMA	
			186.20 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	192.70-
1406A06/19/87			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3829 B.

IDENTIFICATION REFERENCE

JUN 19 3 13 PM '87

No. 95662